



Town of Groton - Public Works

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Public Works
Administration
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Meeting Minutes

Permanent School Building Committee

Chairman Rick DeMatto, Vice-Chairman W. Gordon Lange, Robert J. Austin-LaFrance, Richard Monteiro, Robert Morrison, David Russell, and John Webster.

Thursday, October 18, 2007

7:00 PM

Town Hall Annex - Community Room 1

Regular Meeting

1. ROLL CALL

Members Present: Chairman Rick DeMatto, Robert J. Austin-LaFrance, Gordon Lange, Richard Monteiro, Robert Morrison, David Russell and John Webster

Staff: Rick Norris, Project Manager - School Construction and Colleen Quattromani, Recorder.

Gilbane Building Company: Peter Manning, Project Executive and Peter Scalora, Senior Project Manager.

JCJ Architecture: Greg Smolley, Principal and Jeff Beatrice, Associate.

The meeting was called to order at 7:00 PM.

2. RECEIPT OF CITIZEN'S PETITIONS, COMMENTS AND CONCERNS

None.

3. APPROVAL OF MINUTES

a) October 4, 2007

A motion was made by Mr. LaFrance and seconded by Mr. Russell to accept the meeting minutes of October 4th as amended. The motion passed with one abstention by Vice-chairman Lange.

4. COMMUNICATIONS AND REPORTS (other than Subcommittee reports)

(a) PSBC Members

None.

(b) School Building Highlights (Project Team)

1. Budget

Mr. Norris began the discussion on the School Building Projects budget by telling the PSBC that the RTM had approved the appropriation of additional funds to complete the Catherine Kolnaski Elementary School project. The PSBC was also told of a joint meeting of the BOE and the Town Council to discuss Phase I and Phase II of the School Building Projects. Mr. Schneider, Director of Public Works, attended the meeting to respond to Ms. Washington's, the BOE Chairperson, request for information. The response included an explanation of the change order logs, and basic budget information. There was a discussion on the BOE's concern over the balcony in the "Main Street" area of the Fitch High School addition.

2. State Bonding

Mr. Norris and Mr. Greenleaf both told the PSBC that it would be a month or so before the Town of Groton saw any impact from the current State bonding issue.

(c) Northeast Academy and Catherine Kolnaski Elementary Schools

1. Department of Public Works staff

been received from the Town Engineer, Northeast Utilities and Aquarion. The project team will go through the punchlists for the elementary schools prepared by the Town Planner on Monday. The sign for the Northeast Academy Elementary school will be erected next week. Discussing security issues, Mr. Norris told the Committee that both schools may be locked now.

2. JCJ Architecture

Mr. Smolley told the PSBC that JCJ Architecture is working on an issue concerning the location of a water fountain near the gymnasium at Northeast Academy. Bids for the TS&E (Technology package) were received on October 16th. There were six bids per school and they are now being evaluated by JCJ's consultant.

3. Gilbane Building Company

Mr. Scalora distributed and reviewed the CM report (attached) for the elementary schools. At Northeast Academy the construction project is winding down and Gilbane Building Company will begin turnover of the project at the end of October. Some of the remaining activities include some Glu-lam veneer outside the Cafetorium and the elevator inspection. At the Catherine Kolnaski site some of the remaining tasks includes the windows and curtainwall in the Cafetorium.

P-2007-0001 Gilbane CM Summary - Elementary Schools

4. Board of Education staff

Mr. Greenleaf is in the process of implementing the plans for the move in at the elementary schools. He has also identified some of the smaller details of the elementary school projects that require attention. Mr. Greenleaf and JCJ continue to work on the ineligibles and the grant process for the project. Mr. Greenleaf informed the PSBC that the State Bureau of School Facilities has selected the Catherine Kolnaski Elementary School project and Fitch High School Addition and Renovation project for a pre-audit audit

(d) Fitch High School

1. Department of Public Works staff

Mr. Norris told the PSBC that the completion of the Fitch High School Addition project was just a few weeks behind the finish of the elementary school projects. Mr. Norris will work on the temporary certificate of occupancy to allow use of the building while the project continues.

The Committee saw arial photos of all three School Building Projects taken earlier this week.

2. JCJ Architecture

Mr. Smolley told the Committee that BSF has reviewed the TS&E (Technology) package for the High School. The State had two comments on the package to be addressed, one being if any of the computers being replaced had been purchased with prior Grant funds. Mr. Greenleaf will prepare an answer for JCJ's return to BSF.

3. Gilbane Building Company

Mr. Manning distributed the CM report (attached) for the Fitch High School Addition and Renovation project. The project is still tracking toward the desired completion date. The masons are working overtime on the "Main Street" area. Window installation in the courtyard is nearly complete and exterior window installation begins this week. Drywall contractor is currently working on the second floor. The roof contractor is working on detailing. Acoustical ceiling work commences on Monday.

URS is being consulted on possible abatement work in the renovation portion of the High School project and Gilbane is working on sequencing the renovation work. Gilbane is also working with Groton Public Schools on the sequencing of construction for the data room which will also support the elementary schools.

P-2007-0003 Gilbane - CM Summary - Fitch High School

4. Board of Education staff

Among the issues Mr. Greeleaf is working on for the High School are voltage for the trash compactor, the integration of the old and new camera systems and the security desk on "Main Street".

5. RECEIPT OF SUBCOMMITTEE REPORTS

(a) School Building Phase II Committee report

While there was no meeting of the Phase II Committee this month the PSBC had a discussion on the direction the Phase II Committee in the new School Building Project.

(b) Commissioning Committee report

The name of the Commissioning Committee has been changed to School Opening Celebration. The tentative dates for the celebrations of the two new elementary schools are January 12th and 26th.

6. NEW BUSINESS

Mr. Norris told the PSBC that the contingency from Gilbane is being downsized as the projects move toward completion. The superintendent, Mr. Nehamkin departs next week and Mr. Scalora, the Project Executive for the elementary schools leaves the project the second week of November.

7. ADJOURNMENT

The meeting adjourned at 8:50 PM.